101.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	783,900 / 783,900
					USE VALUE:	783,900 / 783,900
					ASSESSED:	783,900 / 783,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		TOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDERSON CHRISTIAN & ALLYSON
Owner 2:	
Owner 3:	
Street 1:	19 TOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O BRIEN NANCY -
Owner 2:	-
Street 1:	19 TOWER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1961, having primarily Wood Shingle Exterior and 1702 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6143.000	360,900		423,000	783,900
Total Card	0.141	360,900		423,000	783,900
Total Parcel	0.141	360,900		423,000	783,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.47 /Parcel: 460.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 65583
GIS Ref:
GIS Ref:
Insp Date: 09/15/18

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	360,900	0	6,143.	423,000	783,900		Year end	12/23/2021
2021	101	FV	348,300	0	6,143.	423,000	771,300		Year End Roll	12/10/2020
2020	101	FV	348,300	0	6,143.	423,000	771,300	771,300	Year End Roll	12/18/2019
2019	101	FV	307,700	0	6,143.	429,000	736,700	736,700	Year End Roll	1/3/2019
2018	101	FV	313,400	0	6,143.	320,300	633,700	633,700	Year End Roll	12/20/2017
2017	101	FV	313,400	0	6,143.	290,100	603,500	603,500	Year End Roll	1/3/2017
2016	101	FV	313,400	0	6,143.	278,000	591,400	591,400	Year End	1/4/2016
2015	101	FV	306,800	0	6,143.	235,700	542,500	542,500	Year End Roll	12/11/2014

!8135!

PRINT

Date	Time
12/30/21	06:47:46

LAST REV

Date	Time
09/27/18	13:49:46
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8135

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O BRIEN NANCY,	70991-511	1	5/10/2018		832,500	No	No		
SILVERSTEIN DAV	55810-182		11/12/2010	Change>Sale	529,000	No	No		
FEEHAN HELEN K,	54966-486		7/9/2010	Estate/Div	315,000	No	No		
	11290-640		2/21/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2010	887	Renovate	85,000	C				REDO KIT/ BATHS/BM
7/23/2010	876	Demoliti	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	Inspected	BS	Barbara S
8/7/2018	MEAS&NOTICE	CC	Chris C
3/17/2011	Info Fm Prmt	BR	B Rossignol
4/15/2009	Inspected	163	PATRIOT
4/13/2009	Measured	197	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
9/6/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65583
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6143		Sq. Ft.	Site		0	70.	0.98	5									423,005						423,000	

Total AC/HA:	0.14102	Total SF/SM:	6143	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	423,005	Spl Credit		Total:	423,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	93000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378285
Depreciation:	17401
Depreciated Total:	360884

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

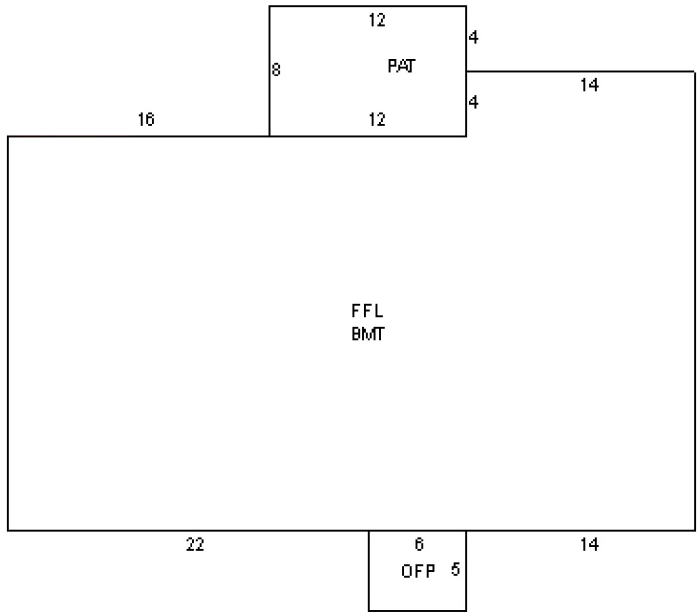
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.33
Special Features:	0	Val/Su Net:	160.12
Final Total:	360900	Val/Su SzAd	339.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,064	69.650	74,111
FFL	First Floor	1,064	134.990	143,626
PAT	Patio	96	6.000	576
OFP	Open Porch	30	44.000	1,320

Net Sketched Area:	2,254			Total:	219,633
Size Ad	1064	Gross Area	2254	FinArea	1702

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0008-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---

IMAGE

AssessPro Patriot Properties, Inc